

## Summary of Accessory Dwelling Unit (ADU) Ordinance Amendments

### STATE REQUIREMENTS

<p><b>Building Permit Required</b> - Building permit clarifications: ADU not considered a change in occupancy; City must provide written corrections when an ADU application is disapproved; limits the City from disapproving an ADU due to unrelated pre-existing violations.</p>	<p>SBMC §30.185.040.M.1 &amp; 2 &amp; 3 / §28.86.100.B &amp; C &amp; D</p>
<p><b>Fire Sprinklers</b> - The construction of an ADU does not require fire sprinklers in the primary residential unit.</p>	<p>SBMC §30.185.040.F.4 / §28.86.050.D</p>
<p><b>Maximum Height</b> - Building height maximum altered from 16 feet (special ADUs) and 17 feet (standard ADUs) to 18 feet.</p>	<p>SBMC §30.185.040.H.7 / §28.86.060.G and throughout. See Table 2 in staff report for clarification on height changes.</p>
<p><b>Development Standards</b> - Revised the “state-exempt” ADU description to eliminate the 16-foot height maximum and allow front setback reductions.</p>	<p>SBMC §30.185.040.G.1.d &amp; §30.185.040.L.6/ §28.86.055.A.4 &amp; §28.86.090.F</p>
<p><b>Objective Design Standards</b> - Clarified language regarding screening and design style to be objective.</p>	<p>SBMC §30.185.040.H.8 &amp; 9/ §28.86.060.H &amp; I</p>
<p><b>Combined Permits</b> - Allows a demolition permit for a garage to be combined with a permit for a new ADU.</p>	<p>SBMC §30.185.040.M.4/ §28.86.100.E.1</p>
<p><b>Posted Sign</b> - Eliminates a “posted sign” requirement for the demolition of a detached garage that is to be replaced with an ADU, unless the property is located within an architecturally and historically significant historic district.</p>	<p>SBMC §30.185.040.M.6/ §28.86.100.G.4</p>